

Regional Market Update

YTD 2010 through March

Prudential Northwest Properties: Newberg-Sherwood Team 503-538-2101 and 503-625-6676

| City | Units Listed | Units Sold | Average Sale Price | Total Active Units | Average Units Sold Per Month | Inventory In Months | Average CDOM |
|-------------|--------------|------------|--------------------|--------------------|------------------------------|---------------------|--------------|
| Wilsonville | 142 | 52 | 368,107 | 179 | 17 | 10.5 | 218 |
| Tualatin | 152 | 44 | 316,497 | 173 | 14 | 12.4 | 204 |
| Tigard | 562 | 164 | 298,489 | 610 | 54 | 11.3 | 168 |
| Sherwood | 193 | 58 | 305,896 | 239 | 19 | 12.6 | 155 |
| Newberg | 181 | 54 | 237,867 | 271 | 18 | 15.1 | 153 |
| Dundee | 30 | 5 | 169,837 | 50 | 1 | 50.0 | 147 |
| Lafayette | 33 | 9 | 190,289 | 52 | 3 | 17.3 | 195 |
| Dayton | 22 | 6 | 232,333 | 33 | 2 | 16.5 | 247 |
| McMinnville | 182 | 65 | 192,392 | 294 | 21 | 14.0 | 155 |
| Carlton | 20 | 3 | 187,633 | 37 | 1 | 37.0 | 78 |

©Copyright RMLS™

Prudential Northwest Properties: Newberg-Sherwood Team 503-538-2101 and 503-625-6676

| Newberg | Year to Date | | March 2010 – ©Copyright RMLS™ | |
|--------------------------|----------------------|---------------------------|--------------------------------------|------------------------------------|
| Total Active Units | 277 | | Months of Inventory | 15.4 |
| Total Pending Units | 91 | | Average List Price | \$350,487 |
| Total Units Sold | 54 | | Average Sale Price | \$237,867 |
| Average Time on Market | 153 | | Median Sale Price | \$212,000 |
| Avg. Units Sold/Month | 18 | | Maximum Sold Price | \$845,000 |
| Short Sales | 11% of Active Market | | Bank Owned | 3.6% of Active Market |
| Price Ranges | Average CDOM | Average Sale Price | Total Active Units | Sold Units in last 3 Months |
| \$150,000 to \$200,000 | 148 | \$180,081 | 38 | 16 |
| \$200,000 to \$250,000 | 187 | \$223,625 | 76 | 16 |
| \$250,000 to \$300,000 | 113 | \$268,348 | 31 | 5 |
| \$300,000 to \$350,000 | 82 | \$317,111 | 35 | 4 |
| \$350,000 to \$400,000 | 36 | \$378,165 | 11 | 4 |
| \$400,000 to \$450,000 | NA | NA | 7 | 0 |
| \$450,000 to \$500,000 | NA | NA | 9 | 0 |
| \$500,000 to \$550,000 | NA | NA | 10 | 0 |
| \$550,000 to \$600,000 | NA | NA | 8 | 0 |
| \$600,000 to \$650,000 | 263 | \$635,000 | 3 | 1 |
| \$650,000 to \$1,000,000 | 23 | \$845,000 | 19 | 1 |

Prudential Northwest Properties: Newberg-Sherwood Team 503-538-2101 and 503-625-6676

| Sherwood | Year to Date | | March 2010 – ©Copyright RMLS™ | |
|--------------------------|----------------------|---------------------------|--------------------------------------|------------------------------------|
| Total Active Units | 243 | | Months of Inventory | 12.8 |
| Total Pending Units | 84 | | Average List Price | \$347,608 |
| Total Units Sold | 58 | | Average Sale Price | \$305,896 |
| Average Time on Market | 155 | | Median Sale Price | \$265,000 |
| Avg. Units Sold/Month | 19 | | Maximum Sold Price | \$1,200,000 |
| Short Sales | 22% of Active Market | | Bank Owned | 5% of Active Market |
| Price Ranges | Average CDOM | Average Sale Price | Total Active Units | Sold Units in last 3 Months |
| \$150,000 to \$200,000 | 75 | \$177,400 | 9 | 10 |
| \$200,000 to \$250,000 | 72 | \$229,754 | 37 | 13 |
| \$250,000 to \$300,000 | 133 | \$274,743 | 42 | 15 |
| \$300,000 to \$350,000 | 176 | \$314,210 | 32 | 10 |
| \$350,000 to \$400,000 | 274 | \$392,000 | 27 | 2 |
| \$400,000 to \$450,000 | 153 | \$439,500 | 12 | 3 |
| \$450,000 to \$500,000 | 52 | \$460,000 | 16 | 2 |
| \$500,000 to \$550,000 | 249 | \$526,000 | 4 | 1 |
| \$550,000 to \$600,000 | | | | |
| \$600,000 to \$650,000 | NA | NA | 3 | 0 |
| \$650,000 to \$1,000,000 | | | | |